

Wellborn Restricted Suburban Concepts

Purpose Statement

This district is generally for areas that should have a moderate level of development activities. These areas will tend to consist of medium-density single-family residential lots (minimum 20,000 square feet) and may be clustered for reduced lot sizes (minimum 8,000 square feet). Open space should be provided so as to that density is not increased when using the cluster option. Such open space should be in addition to a general open space requirement of 15% of the developing area.

Townhouses, office and light commercial activity may also occur within 15% of the developing area, and should generally be located in a fashion to limit the visual and character impact on surrounding residential uses.

Comprehensive Plan

This zoning is appropriate in areas designated Wellborn Restricted Suburban on the Comprehensive Plan.

Subdivision Design

Lot Area

Average minimum lot size: 20,000 sf

Absolute minimum lot size: 8,000 sf*

** Only permitted when utilizing cluster option*

Dimensional Standards

Minimum width: 70'

Minimum depth: none

Front setback: 25'

Side setback: 7.5'

Street side setback: 15'

Rear setback: 20'

Max. height: 35'*

Max du/acre: 2 units/ acre

**Public, civic, and institutional structures shall have a 50' maximum height*

Minimum setback standards of the district apply along the perimeter of a cluster development. All detached structures within a cluster development must be separated by a minimum distance of 10 feet.

Open Space

Open space is required to ensure that the overall density within the development does not exceed the maximum density allowed by the underlying zoning district.

- The amount of open space provided should be at least 10 percent of the gross area of the development.
- Common open space must be set aside and designated as an area where no development will occur, other than project-related recreational amenities or passive open space areas.

Permitted Uses

Single-Family Detached

Single-Family Attached

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Retail sales/service

Educational Facility, Outdoor Instruction (C)

Educational Facility, Primary & Secondary

Extended Care Facility/Convalescent/Nursing Home

Government Facilities (P*)

Places of Worship (P*)

Parks

Country Club

Utility (P*)

WTF – Unregulated